



SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE (SEE NOTE 10)				
UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/Ac.)
--	COMMERCIAL	*6.25	--	--
1	SINGLE FAMILY RESIDENTIAL	169.14	123	0.73
2	SINGLE FAMILY RESIDENTIAL	22.06	76	3.45
3A	SINGLE FAMILY RESIDENTIAL	18.08	108	5.97
3B	SINGLE FAMILY RESIDENTIAL	12.89	55	4.27
4	SINGLE FAMILY RESIDENTIAL	17.45	87	4.99
5	SINGLE FAMILY RESIDENTIAL	19.63	101	5.15
6	SINGLE FAMILY RESIDENTIAL	18.37	102	5.55
7	SINGLE FAMILY RESIDENTIAL	21.20	107	5.05
8	SINGLE FAMILY RESIDENTIAL	23.60	102	4.32
TOTALS/AVERAGE		322.42	861	2.67

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

PREPARATION DATE: 4-12-07 JOB NO. 6409-10





# City of San Antonio

Department of Planning and Development Services

February 6, 2009

Johnny Martinez  
Pape-Dawson Engineers  
555 East Ramsey  
San Antonio, TX 78216

Re: **Settlers Ridge**

**MDP # 044-06**

Dear Mr. Martinez,

The Development Review Committee has reviewed **Settlers Ridge** Master Development Plan **MDP # 044-06**. Please find enclosed a signed copy for your files. However, please note the following conditions:

**Traffic Impact Analysis & Streets Division** approves with the following conditions:

- FM 471 (Culebra Road) The developer shall dedicate 20 feet of right-of-way (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP)) from the centerline of Culebra Road (Primary Arterial Type A Uniform Development Code (UDC) 35-506(g)(2) adjacent to this proposed project. The total length of property frontage is approximately 4,350 feet.
- Construction of an internal collector street system approximately 1,200 feet in length. Collector street design parameters consist of 70 feet of right-of-way and 44 feet of pavement (Table 506-3). The proposed collector street shall have no houses fronting (UDC 35-515(c)(4)).
- Construction of an internal Local B street system from adjacent development to the collector section, approximately 2,400 feet in length. Local B street design parameters consist of 60 feet of right-of-way and 40 feet of pavement (Table 506-3).
- All roadways shall conform to UDC 35-506(c)(1) Table 506-1: Functional Classification System Description.
- The developer shall be responsible for upgrading the intersection of FM 471(Culebra Road) and Street A and Street B. This includes sufficient left turn storage lanes on eastbound FM 471 (Culebra Road), with a bay taper and transition (UDC 35-506(m)(2) and right turn deceleration lanes (westbound FM 471 (Culebra Road)) with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (UDC 35-502(a)(7), subsection C. Design and construction shall be coordinated with Texas Department of Transportation (TXDOT).
- The developer shall be responsible for upgrading the intersection of Galm Road and Street A. This includes a sufficient left turn storage lane on southbound Galm Road, with a bay taper and transition (UDC 35-506(m)(2) and a right turn deceleration lane northbound Galm Road with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (UDC 35-

502(a)(7), subsection C. Design and construction shall be coordinated with Public Works Traffic Engineering and Development Services TIA Division.

- Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.
- Secondary access must be constructed with or prior to the approval of any plat or combination of plats exceeding 125 dwelling units as per UDC 35-506(e)(7).

If you have any further questions, please call Nick V. Fernandez at (210) 207-5507.

**Parks and Recreation** approves with the following conditions:

- When the areas marked as "future development" have been planned, a new parkland dedication plan shall be submitted to this department for review and approval.

~~If you have any further questions, please call Samuel Sanchez at (210) 207-4091.~~

**Tree Preservation** approves with the following conditions:

- A Master Tree Permit (AP 1369831) has been approved for the residential portion of the MDP under the 2006 Tree Preservation ordinance standards per UDC section 35-523. A \$75 review fee will be required to be paid at time of platting and a Tree Canopy Fee (\$15/lot) will be required to be paid prior to recordation of each plat. The commercial development is required to meet 40% tree preservation at development and pay tree fees at application and a Tree Canopy Fee of \$25/acre prior to plat recordation.
- Streetscape standards per UDC section 35-512 – The new right-of-way on collector and arterial streets will require streetscaping (we recommend preservation of existing trees where available and possible).

If you have any further questions, please call Pablo Martinez at (210) 207-0265.

**Bexar County Infrastructure Services Department** approves with the following conditions:

- Coordinate with TXDOT for the addition of auxiliary lanes for access onto Culebra Road (FM 471).
- Right turn deceleration and left turn storage lanes will be required for access to Galm Road through separate permit by Bexar County, UDC section 35-502(a)(7)(d).
- Traffic controls shall be warranted as per the Texas Manual on Uniform Traffic Control Devices, approved by Bexar County, and TXDOT.
- Secondary access must be constructed with or prior to the approval of any plat or combination of plats exceeding 125 dwelling units as per UDC section 35-506(e)(7).
- Voluntary efforts, beyond those herein required, to mitigate traffic impacts are encouraged as a means of providing enhanced traffic handling capabilities to users of the land development site as well as others.

If you have any further questions, please call Todd Sang at (210) 335-6649.

**Historic Preservation** approves with the following conditions:

- Previously recorded sites 41BX708, 41BX711 (the stone house and stone outbuilding), and 41BX712 are located within the project area: however, the developer allowed an archaeological investigation at site 41BX708 at site 41BX712 no further work was recommended.
- The developer is encouraged to try and preserve in place the standing stone house at site 41BX711 if at all possible. If not possible, and to mitigate the effects of the project to these extremely significant buildings, the HPO requests that Historic American Building Survey (HABS) documentation, Level 1 be done on the stone house and small stone outbuilding and be submitted to the Library of Congress.
- As per conversations between the developer and the HPO, the stone house will be relocated to an area within the development that is mutually agreed upon by the developer and the HPO.

If you have any further questions, please call Kay Hinds at (210)-207-7306.

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. Any access and right-of-way issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements, you can contact TXDOT at 615-5814.

In addition, all platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio. Furthermore, it will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Larry Odis at (210) 207-0210.

Sincerely,



Fernando J. De León, P.E.  
Assistant Director  
Land Development Division  
Planning and Development Services Department